

SCHEDULE A: Applications with Recommendation

21/0096

Item No: 05

Date of Committee: 03/12/2021

Appn Ref No:
21/0096

Applicant:
Citadel Homes Ltd

Parish:

Agent:
Sam Greig Planning

Ward:
Denton Holme & Morton
South

Location: Land at Richardson Street, Denton Home, Carlisle

Proposal: Erection Of 39no. Dwellings

Date of Receipt:
12/02/2021

Statutory Expiry Date
16/05/2021

26 Week Determination

REPORT

Case Officer: Suzanne Osborne

1. Recommendation

1.1 It is recommended that this application is approved with conditions.

2. Main Issues

- 2.1 The principle of development;
- 2.2 Scale, layout and design of the development;
- 2.3 The impact of the proposal on the living conditions of the occupiers of neighbouring properties;
- 2.4 Provision of affordable housing;
- 2.5 Highway matters;
- 2.6 Foul and surface water drainage;
- 2.7 Open space provision;
- 2.8 Education;
- 2.9 Flooding;
- 2.10 Biodiversity;
- 2.11 Contamination;
- 2.12 Crime prevention;
- 2.13 Waste/recycling provision; and
- 2.14 Other matters.

3. Application Details

The Site

- 3.1 The application site, which is irregular in shape covers 0.58 hectares and is located to the east of Richardson Street in Denton Holme, Carlisle. The site is wholly surrounded by residential properties comprising of two storey terraced dwellings on Richardson Street to the west, Constable Street to the south together with Westvale Court, Dale Court and Freer Court to the east. To the north Denton Home Student Village is located which comprises of three and four storey buildings. The Little Caldew also runs along the eastern boundary of the site separating the land subject of this application from Westvale Court, Dale Court and Freer Court to the east.
- 3.2 The site, previously occupied by Kangols factory was part of the second phase of the student village development which has been partially implemented by virtue of the erection of the cycle and bin store and the foundations for some of the student blocks. The remainder of the site consists of concrete, tarmac and stock piles of soil which have self seeded. Access to the site is via an existing entrance of Richardson Street which served the former factory and is located at the south-western extent of the site. The red line boundary of the application site also covers part of an existing adopted gated access lane off Richardson Street to the south-west which runs parallel to the gable of No.35 Richardson Street.
- 3.3 The site is currently surrounded by site boarding and herras fencing along Richardson Street together with herras fencing along the adopted access lane running parallel to the gable of No.35 Richardson Street and along the rear access lane to Constable Street. The remainder of the site is delineated by a combination of brick walling, railings and fencing.

Background

- 3.4 As stated above the application site forms part of the second phase of the student village development granted under planning application 11/0863 and has been partially implemented. The approved block plan for 11/0863 (a copy of which is contained within the committee schedule for Members benefit) shows the existing factory access from Richardson Street blocked up and a new access to the site from Richardson Street via the adopted access lane which runs parallel to the gable of No.35 Richardson Street. The accommodation for the second phase of the student development was to comprise of 5 blocks of 3 storey accommodation providing a total number of 236 bedrooms.
- 3.5 In the intervening period since the student accommodation planning approval access gates have been installed in the adopted lane which wraps around No.s 7-35 Richardson Street to address residents' concerns about anti-social behaviour. A Public Space Protection Order in the lane off Richardson Street was made in 2015 which was to remain in force until 1st June 2018. The Order has been renewed in March 2021 for a further 3 years.

The Proposal

- 3.6 The application seeks Full Planning Permission for the erection of 39no. 2 bedroom dwellings which will consist of seven blocks of 2 storey terraced dwellings. The proposal will comprise of three blocks of four dwellings, two blocks of five dwellings, one block of eight dwellings and one block of nine dwellings. The properties will be constructed from Ibstock Calderstone Claret facing brickwork with buff coloured sandstone cills, heads and mullions under a Russell Grampian mock bond blue grey smooth concrete tiled roof. Windows are to be white UPVC with coloured composite UPVC doors.
- 3.7 It is proposed to close the existing access to the site from Richardson Street which provided an entrance to the former factory and create a new access point from Richardson Street utilising part of the existing adopted highway adjacent to No.35 Richardson Street. The new access which is to be formed is in the same position to that approved under application 11/0863 for the student accommodation. The submitted drawings show that the blocks of eight and nine terraced dwellings will be orientated north-south and will be located towards the south side of the site backing on to the existing lane which runs parallel to the rear of the terraced properties on Constable Street. The remainder of the proposed properties will be situated in a courtyard type formation towards the north of the site. The development will provide 62 off-street parking spaces within the site (located in front of the dwellings) 8 of which will be visitor parking spaces. Each property is to have one dedicated parking space with the remaining 15 parking spaces allocated by the Management Company to tenants that express a requirement for 2 parking spaces. The site access and road within the development is to be tarmaced with parking spaces constructed from pavements. The existing security gates at the front of the site will be relocated at the end of the lane running parallel to Nos.7-35 Richardson Street (odds) with a new pavement located to the north of the site access (adjacent to the gable of no.35 Richardson Street) and along the remainder of the site frontage with Richardson Street.
- 3.8 The application is accompanied by a range of supporting documents including a Contamination Statement, Flood Risk Assessment, Planning and Affordable Housing Statement, Soakaway Microdrainage Calculations, a Sequential Test and Viability Assessment.

4. Summary of Representations

- 4.1 This application has been advertised by the display of 3x site notices, a press notice and by means of notification letters sent to 69 neighbouring properties/interested parties. In response to the original consultation undertaken 8 letters of objection and 1 comment has been received.
- 4.2 The letters of objection cover a number of matters and are summarised as follows:

Highways

1. Concern that the entrance to the development is where the gated lane is off Richardson Street which was installed as a crime prevention measure;
2. Off road parking in the lane was given to residents of Richardson Street;
3. Wall should be rebuilt where harras fencing is and bin store at the end demolished;
4. Entrance to development should utilise the existing factory entrance from Richardson Street;
5. Access to gardens on housing development should be isolated from gated lane and wall heightened;
6. Ground level on lane is lower than the other side of the wall;
7. Concern where allocated parking is to plots 1-5;
8. Highway safety from the proposed entrance;
9. Query whether a traffic survey will be undertaken;
10. Query whether allocated parking behind Richardson Street will be retained;
11. Proposal will exacerbate parking problems on Richardson Street;
12. Gates from plots 31-35 will go straight onto the private rear parking areas on Richardson Street;
13. Query relating to the ownership of the land adjacent to No.35 Richardson Street;
14. Unused bin store on the site impedes access to rear parking area of 35 Richardson Street which has no allocated parking spaces;
15. Allocated provision for No.33 and 35 was to take place to the side of No.35 Richardson Street as part of Phase 2 of the student accommodation;
16. Concern about loss of parking spaces on Richardson Street as a result of the proposed access;
17. Query whether the access gates will be relocated to the rear of 35 Richardson Street;
18. Query whether the access to plots 31-39 will be isolated from the gated lane;
19. Query whether a higher fence along the wall will be erected as a crime prevention measure.

Other Matters

20. Queries how much the developer will pay the local community to tie into existing service provision - school, sewage, internet etc
21. Queries regarding what provisions there are for electric car charging points and solar electric provisions;
22. Robert Ferguson and Newlathes primary schools are over subscribed;
23. Number of houses should be reduced;
24. Impact on privacy and security to the houses on Richardson Street; and
25. All new housing should be mandated to have green initiatives.

4.3 The comment received is summarised as follows:

1. No access is available for pedestrians through the student village via path or wall;
2. There maybe noise disruption from the student village during term time;

3. Suggest tall foliage to prevent noise travelling during the night time; and
4. Privacy for the students should be maintained at all times;

4.4 Amended plans have been received during consideration of the application which includes the provision of a repositioned alley gate on the rear lane behind No.35 Richardson Street, the retention of the existing wall to the access lane behind Richardson Street, the retention of the existing car parking spaces within the rear lane behind Richardson Street, the repositioning of garden gates from plots 31-39, the relocation of units 1-5, the inclusion of visitor parking provision and the positioning of soakaways. Reconsultation has been undertaken with all the properties originally consulted as well as with all interested parties who made representations on the original plans submitted. In response 4 further letters of objection have been received.

4.5 The objections received are summarised as follows:

1. Do not object to houses object to taking away back and side lane;
2. Highway safety from proposed access and increased cars using Richardson Street;
3. Concern where existing residents will park their cars;
4. Query who owns the access lane that wraps around Richardson Street;
5. Pleased back garden doors have been taken out from accessing the back lane;
6. Suggest that existing site access should be used rather than the gated access lane;
7. Concern regarding damage to houses on Richardson Street as a result of extra traffic;
8. Concern that proposal still seeks to utilise access lane adjacent to gable of No.35 Richardson Street
9. Query regarding level of consultation undertaken;
10. Lane should stay as it is and surrounding wall reinstated;
11. Lane has never been maintained by the Council or by previous owners of the factory and has an unadopted nature; and
12. Would like to see a road safety report regarding the suitability of the proposed entrance/exit road.

4.6 In total 9 objections and one comment has been received to the application.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objection, advice received regarding separate consents that will be required for works within the highway/adopted lane.

The Lead Local Flood Authority request that full drainage details are provided up front due to the potential any drainage design could have on the layout of the development and the local area.

Northern Gas Networks: - no objection, standing advice received.

Local Environment - Waste Services: - no objection, advice received regarding location of bins.

Environment Agency (N Area (+ Waste Disp & Planning Liaison Team): - no objection subject to the imposition of three conditions ensuring clear unobstructed access to the Little Caldew for access and maintenance purposes; ensuring the development proceeds in strict accordance with the submitted Flood Risk Assessment; and requiring the submission of a remediation strategy prior to the commencement of development to deal with risks associated with contamination.

Standing advice has also been received regarding environmental permits and land contamination management.

Cumbria Constabulary - North Area Community Safety Unit (formerly Crime Prevention): - no objection;

Cumbria County Council (Education Department): - estimated that the development would yield 5 children consisting of 3 primary age pupils and 2 secondary age pupils. The catchment schools for this development are Robert Ferguson Primary School (0.37 miles) and Trinity Secondary Academy School (1.38 miles). There are 12 other primary schools and 3 other secondary schools within the respective walking thresholds of 2/3 miles of the site.

There are currently sufficient places to accommodate the estimated yield of 3 primary age children from the development within the catchment school of Robert Ferguson as well as available spaces in a number of the other schools within the walking threshold of the site. No education infrastructure contribution is therefore required in connection with primary school capacity.

Taking into account committed housing development, the catchment secondary school, Trinity Academy, has no space to accommodate the yield of 2 secondary school age pupils that is estimated to arise from this development proposal. Taking into account current school place availability across other secondary schools in the Carlisle area and current committed development, there are currently projected to be sufficient places available to accommodate 2 secondary school places that this development is estimated to require. Consequently no education infrastructure contribution would be required from this development in connection with secondary school capacity based on current figures.

Local Environment - Environmental Protection (former Comm Env Services- Env Quality): - no objection subject to the imposition of five conditions ensuring the installation of electrical car charging points prior to the occupation of any dwellings; an investigation and risk assessment to deal assess the nature and extent of contamination prior to commencement of development; submission of a remediation scheme; implementation of a remediation scheme; and, reporting of unsuspected contamination.

Standing advice has also been received regarding noise/vibration, dust and

public information.

United Utilities: no objection subject to the imposition of three conditions regarding details of a surface water drainage scheme, ensuring foul and surface water are drained on separate systems, and, ensuring a sustainable drainage management/maintenance plan.

Standing advice has also received in respect of United Utility assets and water supplies.

(Former Green Spaces) - Health & Wellbeing: - require contributions of £15,694 towards the upgrade and maintenance of open space within the ward, £39,855.64 to upgrade and maintain existing play provision as there is a deficiency of suitable quality play and recreation facilities for older children in the ward, and, £7,665.93 to provide and maintain existing off-site sports pitches and recreation provision within the District.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/ Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) together with Policies SP1, SP2, SP6, HO2, HO4, IP1, IP2, IP3, IP4, IP5, IP6, IP8, CC4, CC5, CM2, CM4, CM5, GI3, GI4 and GI6 of The Carlisle District Local Plan 2015-2030. The Council's Supplementary Planning Documents (SPD) 'Achieving Well Designed Housing', 'Designing Out Crime', 'Affordable and Specialist Housing' and 'Trees and Development' are also material planning considerations.
- 6.3 The proposals raise the following planning issues:
- 1. The Principle Of Development**
- 6.4 When assessing whether the site is appropriate for residential development it is important to note that Paragraph 10 of the NPPF outlines that *"at the heart of the NPPF is a presumption in favour of sustainable development"*.
- 6.5 The application seeks permission for the erection of 39 dwellings on an unallocated brownfield site located in the urban area of Carlisle within a primary residential area as defined in the proposal maps which accompany the Carlisle District Local Plan 2015-2030. Policy HO2 of the CDLP allows for windfall housing development other than those allocated within or on the edge of Carlisle, Brampton, Longtown, and villages within the rural area provided that the development would not prejudice the delivery of the spatial strategy of the Local Plan and subject to satisfying five criteria namely that 1)

the scale and design of the proposed development is appropriate to the scale form, function and character of the existing settlement; 2) the scale and nature of the development will enhance or maintain the vitality of the rural community within the settlement where the housing is proposed; 3) on the edge of settlements the site is well contained within existing landscape features, is physically connected; and integrates with the settlement, and does not lead to an unacceptable intrusion into open countryside; 4) in the rural area there are either services in the villages where the housing is being proposed, or there is good access to one or more other villages with services, or to the larger settlements of Carlisle, Brampton and Longtown; and 5) the proposal is compatible with adjacent land users.

- 6.6 When assessing the application against the foregoing policies, the application site is located in a sustainable location within the urban area of Carlisle which has a range of services. The proposal for 39 dwellings would not prejudice the delivery of the spatial strategy of the Local Plan and is compatible with the surrounding residential uses. The principle of the reuse of the land for housing is therefore acceptable.

2. Scale, Layout And Design Of The Development

- 6.7 The proposal will provide 39no. 2 bedroom dwellings which will consist of seven blocks of 2 storey terraced dwellings. The proposal will comprise of three blocks of four dwellings, two blocks of five dwellings, one block of eight dwellings and one block of nine dwellings. The site area covers an area of 0.58ha. The proposal would maximise the use of the site and would be a dense form of development; however, the character and nature of the buildings in the vicinity of the site is that of densely constructed terraced housing and in comparison, the development of this site would be in keeping with these proportions.
- 6.8 The dwellings will be constructed from Ibstock Calderstone Claret facing brickwork with buff coloured sandstone cills, heads and mullions under a Rusell Grampian mock bond blue grey smooth concrete tiled roof. Windows are to be white UPVC with coloured composite UPVC doors. The materials proposed will therefore be in keeping with the brick built properties that surround the site.
- 6.9 It is proposed to close the existing access to the site from Richardson Street which previously formed an entrance to the former factory and create a new access point from Richardson Street utilising part of the existing adopted highway adjacent to No.35 Richardson Street. The new access is in the exact same position of that approved under application 11/0863 for the student accommodation. The submitted drawings show that the blocks of eight and nine terraced dwellings will be orientated north-south and will be located towards the south side of the site backing on to the existing lane which runs parallel to the rear of the terraced properties on Constable Street. The remainder of the proposed properties will be situated in a courtyard type formation towards the north of the site. The development will provide 62 off-street parking spaces within the site (located in front of the dwellings) 8 of which will be visitor parking spaces. Each property is to have one dedicated

parking space with the remaining 15 parking spaces allocated by the Management Company to tenants that express a requirement for 2 parking spaces. The site access and road within the development is to be tarmaced with parking spaces constructed from pavements. The existing security gates at the front of the site will be relocated at the end of the lane running parallel to Nos.7-35 Richardson Street (odds) with a new pavement located to the north of the site access (adjacent to the gable of no.35 Richardson Street) and along the remainder of the site frontage with Richardson Street.

- 6.10 The proposed development is well laid out and will encourage and promote the creation of a neighbourhood. The properties overlook one another thereby creating a degree of natural surveillance and the distinction between public and semi-public space is clearly defined, both of which will act as a deterrent to potential offenders and reduce the likelihood of crime occurring.
- 6.11 The dwellings incorporate reasonably sized garden areas that are comparable to the size of the units that they serve, thereby ensuring that the development does not appear cramped or overdeveloped. The size of the gardens and the way that the properties are laid out will help create a sense of space within the estate.
- 6.12 The scale and design of the proposed dwellings relate well to the size and vernacular of surrounding residential properties which comprise of two storey terraced brick properties. Each property has adequate curtilage parking provision, together with access to the rear gardens for refuse/green recycling bins.
- 6.13 In light of the above the layout, scale and design is acceptable.

3. The Impact Of The Proposal On The Living Conditions Of The Occupiers Of Neighbouring Properties

- 6.14 The Council's Achieving Well Designed Housing Supplementary Planning Document (AWDHSPD) seeks to ensure minimum separation distances of 21m between primary facing windows and 12m between primary windows and blank gables.
- 6.15 The submitted layout plan indicates that the development would comply with the minimum distances set out in the AWDHSPD from existing residential properties that surround the site. As adequate separation distances have been maintained between the existing residential properties which surround the site it is unlikely that the living conditions of the occupiers of existing residential properties will be compromised through loss of light, loss of privacy or over dominance.
- 6.16 The dwellings within the proposed housing scheme itself will also comply with the minimum distances set out in the Council's AWDHSPD as the dwellings have generally been arranged in blocks at right angles to one another such that any overlooking would not be direct but at an angle.
- 6.17 The proposed redevelopment of the site for residential dwellings would be

compatible with the uses in the surrounding area. In respect of any increase in traffic generated by this proposal it is not anticipated that this factor alone would prejudice the living conditions of local residents to such an extent that would warrant refusal of the application. Impact upon the local highway network is discussed further within this report.

4. Provision Of Affordable Housing

- 6.18 Local Plan Policy HO4 requires 20% affordable housing on sites in Affordable Housing Zone B which encompasses the application site and stipulates that the affordable housing provision should be 50% affordable/ social rent (usually through a Housing Association) and 50% intermediate housing (usually discounted sale at a 30% discount from market value through the Council's Low Cost Housing Register). A lower proportion and/or different tenure split may be permitted where it can be clearly demonstrated by way of a financial appraisal that the development would not otherwise be financially viable or where the proposed mix better aligns with priority needs.
- 6.19 The supporting text to policy HO4 states that in determining the type of affordable housing to be provided, the Council's Housing Service will advise developers of the appropriate type and mix of units for each site to ensure local need is being met. In relation to the tenure split of affordable housing the supporting text states that it is important to allow for flexibility to ensure marginal schemes remain viable. Demand for intermediate housing (such as shared ownership) can vary with market conditions and as a result there may be occasions where an increased proportion of social rented housing would be acceptable.
- 6.20 In accordance with policy HO4, based on a 39 housing scheme, the requirement would be for 7 affordable dwellings, with a 50% tenure split. The submitted Planning and Affordable Housing Statement (PAHS) accompanying the application states all 39 units are to be rented out by the applicant who has a number of rented properties and considers themselves to be a de-facto housing provider. The rental values provided by Citadel Homes in this area are in the region of £500-£600 per month which provides an important level of housing, located somewhere between an Registered Social Landlord (RSL) and the open market. The PAHS states that there is a discernible need for properties such as this given the retraction of first time buyer mortgages in the current climate. As such the applicant is not proposing to provide any affordable housing in the context of national and local planning policy, although it is considered that all of the properties are within an affordable rental price range which a significant proportion of local people could attain, based on local median income levels.
- 6.21 The applicant has submitted a Viability Report which demonstrates that if the required level of affordable houses was provided the developers profit would be 1.62% . Omitting any contributions from the scheme (such as those for open space or affordable housing) the development will only make a modest profit of 7%. The agent has confirmed that whilst this level of profit is lower than what most developers will argue as acceptable, the profit margins are acceptable to the applicant who has a history of delivering lower cost housing

for sale or rent in the Denton Holme area (namely Dale Court Freer Court Constable Street, Carrick Square, Westmorland Court and Lime Walk).

- 6.22 The Council's 'Affordable and Specialist Housing' SPD acknowledges that differing profit margins will be expected by different developers within the Cumbrian area. Some smaller developers may be willing to accept profit levels of between 8-15% GDV (net of central overheads) in order to keep their workforce employed. Such smaller developers will generally have low level or no funding requirements and the policies of lenders will have minimal relevance. Other developers have greater profit expectations anything from 15-20% of GDV. Developers falling into this bracket will generally utilise bank funding facilities and therefore the current risk-averse cautious policies of lenders will have a greater effect. In relation to the Carlisle District a minimum assumption of 15% of GDV is appropriate on smaller schemes of up to 10 units increased to 18% for schemes of 11 or more units. It is clear from the submitted Viability Report on behalf of the applicant that the scheme without making any contributions is considerably lower than the normally accepted level of profit of 18% in such circumstances it is clear that providing any contributions on site such as affordable housing would render the scheme unviable.
- 6.23 The Council has taken advice on the applicant's viability report by an independent firm of Chartered Surveyors who have robustly checked the applicant's figures and concluded that the application site is not capable of viably providing any S106 contributions towards affordable housing or green spaces (as discussed further within this report), based on the 7% profit identified by the viability consultant as achievable on this scheme, which is well below the accepted margin of between 15-20% on a site this size. The Housing Development Officer (HSO) has been consulted on the proposed application and accepts the conclusions of independent financial viability affordability check.

5. Highway Matters

- 6.24 Paragraph 110 of the NPPF confirms that when assessing specific applications for development it should be ensured that:
- a) appropriate opportunities to promote sustainable transport modes can be or have been- taken up, given the type of development and its location;
 - b) safe and suitable access to the site can be achieved for all users;
 - c) the design of streets, parking areas and other transport elements reflect current national guidance; and
 - c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 6.25 Paragraph 111 of the NPPF goes onto confirm that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Policies IP2 (Transport and Development) and IP3 (Parking Provision) of the CDLP require all

development proposals to be assessed against their impact on the transport network and to ensure adequate levels of parking provision. Such policies generally require that proposals do not increase traffic levels beyond that of the capacity of the surrounding highway network.

- 6.26 As stated above, it is proposed to close the existing access to the site from Richardson Street which once formed an entrance to the factory which was previously on the site and create a new access point from Richardson Street utilising part of the existing gated adopted highway adjacent to No.35 Richardson Street. The new access which is to be formed is in the exact same position of that approved under application 11/0863 for the student accommodation with the submitted plans illustrating the relocation of the existing security gates at the front of the site to the end of the lane running parallel to Nos.7-35 Richardson Street (odds) with a new pavement located to the north of the site access (adjacent to the gable of no.35 Richardson Street) and along the remainder of the site frontage with Richardson Street.
- 6.27 The proposal will provide 62 car parking spaces within the site, 8 of which will comprise of visitor parking spaces. Each property is to have one dedicated parking space with the remaining 15 parking spaces allocated by the Management Company to tenants that express a requirement for 2 parking spaces.
- 6.28 The relevant Highway Authority has been consulted on the proposal and has noted that the site benefits from an implemented and extant planning permission (reference 11/0863) for student accommodation with the position of the approved access within 11/0863 identical to that proposed for consideration under the current application. The principle of an access from the development site onto Richardson Street has therefore already been agreed under application 11/0863 and is accepted at this location. The applicant has demonstrated that visibility splays of 2.4m x60m in accordance with the Cumbria Design Guide are achievable for the proposed access and this is acceptable to the Highways Authority.
- 6.29 The Highway Authority notes that a 2 metre wide footway is to be installed at the gable of No.35 Richardson Street with the lane width of the adopted highway increased to provide access to the site. The Highway Authority has confirmed that the works within the existing adopted lane will require a Section 38 Agreement to ensure the continuing connectivity of the existing highway network. The closure of the existing highway on the site frontage and new footway will also require a Section 278 agreement between the applicant and Highway Authority. The Highway Authority has also advised that Traffic Regulation Order (TRO) amendments will also be required on the site frontage with Richardson Street at the developers cost and if any works are proposed in the rear lane that serves the Richardson Street properties this will also need a Section 278 Agreement. Highways has also confirmed that the lane that wraps around the Richardson Street is subject to a gating order with Carlisle City Council and any relocation of the gate will require separate discussions with the City Council.
- 6.30 The Highway Authority has raised no objections to the level of car parking

provision provided as this is in line with the requirements of the Cumbria Development Design Guide. Highways have therefore raised no objections to the development.

- 6.31 It is appreciated that a number of objectors have raised concerns regarding the principle of the proposed site access which utilises the existing adopted gated lane. As stated above the proposed access is in an identical location as the approved access for extant planning permission 11/0863. The approved site access has therefore previously been considered and assessed for its suitability in the context of the immediate road network and vehicle speeds. Whilst there is on-street parking along Richardson Street this is acceptable to the highway Authority as visibility splays from a number of streets within Denton Holme are potentially impeded by the location of designated parking bays including Constable Street where the Council supported the approval of 44 additional dwellings using Constable Street.
- 6.32 As previously confirmed access gates were installed in the adopted lane which wraps around No.s 7-35 Richardson Street, after approval of the student accommodation, to address residents' concerns about anti-social behaviour. A Public Space Protection Order in the lane off Richardson Street was made in 2015 which was to remain in force until 1st June 2018. The Order has been renewed in March 2021 for a further 3 years. The relocation of the access gates of the adopted lane to the rear of No.35 Richardson Street would therefore require an amendment to the Public Protection Order which is a separate civil issue outside consideration of this application.
- 6.33 As no objections to the proposal have been raised by the relevant Highway Authority and the principle of the access onto Richardson Street from the application site has already been assessed and agreed as acceptable under application 11/0863 which is an extant implemented planning permission the utilisation of the existing adopted lane for the site access is acceptable. Whilst the adopted lane is subject to a gating order this is a separate civil matter to be dealt with outside consideration of the current planning application.

6. Foul And Surface Water Drainage

- 6.34 Polices IP6 and CC5 of the local plan seek to ensure that development proposals have adequate provision for the disposal of foul and surface water.
- 6.35 It is proposed that foul drainage from the development will be disposed of via existing mains drainage. Whilst the application form states that surface water is to be discharged via an existing watercourse the applicant's agent has since advised that surface water drainage can be dealt with via direct infiltration and has provided micro drainage calculations with the size of the soakaways shown on the proposed site plan.
- 6.36 The disposal of foul drainage to the existing mains drainage network is acceptable to United Utilities.
- 6.37 The Lead Local Flood Authority has been consulted on the proposal and has

stated that due to the potential any drainage design could have on the layout of the development and local area drainage information should be required before further assessment of the application can be made. In terms of surface water drainage the PPG has a hierarchical approach for the disposal of surface water drainage, with the aim to discharge surface water run off as high up the following hierarchy of drainage options as reasonable practicable: 1) surface water should discharge into the ground (infiltration), 2 (to a surface water body), 3 (to a surface water sewer/highway drain/other drainage system) and 4 to a combined sewer. Whilst information has been submitted to show that ground infiltration can take place with the location of soakaways shown full details of the drainage schemes proposed (including drainage runs) etc have not been submitted. In such circumstances relevant conditions have been imposed within the decision notice requesting full details of the drainage schemes proposed.

7. Open Space Provision

- 6.38 Policy GI4 of the CDLP states that new developments of more than 20 dwellings will be required to include informal space for play and general recreational or amenity use on site according to the size of the proposal. The developer will be required to ensure that appropriate measures are put in place for the future management and maintenance of such spaces. On smaller housing sites, where on site provision is not appropriate the developer may be required to make commuted payments towards the upgrading of open space provision in the locality, especially if a deficit has been identified.
- 6.39 Policy GI4 goes onto confirm that all new dwellings should have safe and convenient access to high quality open space, capable of meeting a range of recreational needs. Where deficits are identified, new development will be expected to contribute towards the upgrading of an existing open space to improve its accessibility or the creation of a new one within the immediate locality.
- 6.40 There is no provision for a play area on site. The Council's Green Spaces team has confirmed that the site is unsuitable for on site play and recreation provision however it is suitable for a development of this size to provide off site contributions to local facilities instead. Green Spaces have therefore requested contributions of £15,694.55 towards the upgrade and maintenance of open space within the ward, £39,855.64 to upgrade and maintain existing play provision as there is a deficiency of suitable quality play and recreation facilities for older children in the ward, and, £7,665.93 to provide and maintain existing off-site sports pitches and recreation provision within the District.
- 6.41 As discussed in paragraphs 6.21-6.23 of this report the application is accompanied by a Viability Report which concludes that it is not viable to provide any contributions as part of the development. The Council has taken advice on the applicant's viability report by an independent firm of Chartered Surveyors who have robustly checked the applicant's figures and concluded that the application site is not capable of viably providing any S106 contributions towards affordable housing or green spaces based on the 7%

profit identified by the viability consultant as achievable on this scheme, which is well below the accepted margin of between 15-20% on a site this size. The Council accepts the conclusions of the independent financial viability affordability check.

8. Education

- 6.42 Cumbria County Council has estimated that the development would yield 5 children consisting of 3 primary age pupils and 2 secondary age pupils. The catchment schools for this development are Robert Ferguson Primary School (0.37 miles) and Trinity Secondary Academy School (1.38 miles). There are 12 other primary schools and 3 other secondary schools within the respective walking thresholds of 2/3 miles of the site.
- 6.43 The County has confirmed that there are currently sufficient places to accommodate the estimated yield of 3 primary age children from the development within the catchment school of Robert Ferguson as well as available spaces in a number of the other schools within the walking threshold of the site. No education infrastructure contribution is therefore required in connection with primary school capacity.
- 6.44 The County has also confirmed that taking into account committed housing development, the catchment secondary school, Trinity Academy, has no space to accommodate the yield of 2 secondary school age pupils that is estimated to arise from this development proposal. Taking into account current school place availability across other secondary schools in the Carlisle area and current committed development, there are currently projected to be sufficient places available to accommodate 2 secondary school places that this development is estimated to require. Consequently no education infrastructure contribution would be required from this development in connection with secondary school capacity based on current figures.
- 6.45 Given that the relevant Education Authority has raised no objections to the proposal it is considered that there is adequate education provision for future residents of the proposed housing development. Accordingly there is no conflict with Policy CM2 of the CDLP.

9. Flooding

- 6.46 The majority of the site is located within flood zone 1 however there are parts of the site located within flood zone 2. It is appreciated that the NPPF seeks to steer new development to areas with the lowest risk of flooding. Paragraph 162 of the NPPF states that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding. Paragraph 167 of the NPPF goes on to highlight that when determining applications local planning authorities should ensure that flood risk is not increased elsewhere and where appropriate applications should be supported by a site specific flood risk assessment. Development should only be allowed in areas at risk of flooding where in light of this assessment

(including sequential and exception tests where applicable) it can be demonstrated that: within the site the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; the development is appropriately flood resistant and resilient; it incorporates sustainable drainage systems unless there is clear evidence they would be inappropriate; any residual risk can be safely managed; and; safe access and escape routes are included where appropriate as part of an agreed emergency plan.

- 6.47 The application is accompanied by a Flood Risk Assessment (FRA) and a Sequential Test (ST). The sequential test has looked at whether or not there are any other potential sequentially preferable comparable sized sites within the urban area of Carlisle. 11 allocated housing sites have been discounted due to their size as they have an indicative yield of 100 dwellings or more, the remaining sites have been discounted as they are unavailable either due to land ownership or due to extant planning applications being commenced or due to commence. The ST has also looked at windfall housing sites which have also been discounted due to them either not being a comparable size, land ownership or unavailable due to commencement of extant planning approvals. In such circumstances it is clear that there are no sequentially preferable sites within the urban area of Carlisle at a lower risk of flooding. The proposal therefore passes the sequential test.
- 6.48 The FRA confirms that the applicant commissioned a detailed FRA in relation to the Carrick Square site (reference 17/0232) and this application is the second phase of that development. The Carrick Square site was wholly within flood zone 2 where as the majority of the current application falls within flood zone 1 with only small areas forming part of flood zone 2. The FRA previously undertaken was designed to take into account flood data from Storm Desmond in 2012 and the updated flood defence information from the Environment Agency. It concluded that the former factory site benefits from flood defences which worked during storm desmond and considered the site to be defended up to (and including) a 1 in 100 year flood. If defences were to be breached it is considered due to the topography of the area that the flood water would be located in the streets to the east of the site and would be in the region of 50mm depth. In order to avoid future flood risk for a greater 1 in 100 flood as a result of climate change the flood level of the properties was raised to 18.15 AOD which was 300mm higher than the existing site level at Carrick Square of 17.85 AOD. The Carrick Square development was subsequently approved subject to the imposition of two conditions ensuring adherence to the design measures in the FRA and ensuring floor levels no lower than 18.15m AOD.
- 6.49 As the proposal forms the second phase of the development of the Carrick Square scheme on part of the same brownfield site the applicant considers that the FRA submitted with the previous application remains relevant with mitigation measures of ground floor levels set a minimum of 300mm above the level of the former factory floor to give a finished floor level of 18.15 AOD and residents to sign up to the flood warning scheme.
- 6.50 The Environment Agency has been consulted on the development and has

has raised no objection with regard to flooding or flood risk subject to the imposition of a condition ensuring that the development proceeds in strict accordance with the submitted Flood Risk Assessment and ensuring clear unobstructed access to the Little Caldeu for access and maintenance purposes. Standing advice has also been received regarding environmental permits. Given that there is no objections to the development from the Environment Agency and subject to relevant conditions being imposed within the decision notice it is not considered that the proposal would exacerbate flood risk at the site.

10. Biodiversity

- 6.51 When considering whether the proposal safeguards the biodiversity and ecology of the area it is recognised that Local Planning Authorities must have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), and Article 16 of the Habitats Directive before planning permission is granted. Article 16 of the Directive indicates that if there is reasonable likelihood of a European protected species being present then derogation may be sought when there is no satisfactory alternative and that the proposal will not harm the favourable conservation of the protected species and their habitat. In this case, the proposal relates to the development of residential dwellings on greenfield land. As such it is inevitable that there will be some impact upon local wildlife.
- 6.52 The proposal is a brownfield site which mainly comprises of concrete, tarmac and stock piles of soil which have self seeded. A buffer of landscaping is located adjacent to the Little Caldeu which runs along the east of the site however this land is outwith the development site. In such circumstances the proposal is unlikely to have an adverse impact upon any protected species or their habitat. In order to protect the Little Caldeu during site works a relevant condition has been imposed within the decision notice requiring a details of all pollution prevention measures prior to the commencement of development.

11. Contamination

- 6.53 The application is accompanied by a Contamination Statement (CS) which indicates that the site has been subject to previous planning applications that have addressed the historical presence of contamination associated with the former use of the site. The application for student accommodation on the site (11/0863) included a scheme of remediation which was accepted by Environmental Health and the Environment Agency. Relevant planning conditions were subsequently imposed ensuring a Validation and Closure Report to ensure remediation works have been satisfactorily undertaken together with a condition that would legislate for the event that contamination is found at a later date which has not been previously identified. A discharge of condition application (12/0691) was submitted and approved confirming that the identified contaminated areas to the north of the site had been remediated. The CS confirms that the southern portion of the site, subject of the current application, will utilise the remediation methods implemented on

the northern section, consisting of retaining the concrete surface capping and replacing any area which are identified as contaminated with clean imported materials.

- 6.54 Environmental Services and the Environment Agency have been consulted on the application and have raised no objection subject to the imposition of relevant conditions (similar to those included within previously approved application 11/0863). Subject to the imposition of these conditions there should be no contamination risks on the site.

12. Crime Prevention

- 6.55 Section 17 of the Crime and Disorder Act together with Policy SP6 of the local plan requires that the design of all new development must contribute to creating a safe and secure environment, integrating measures for security and crime prevention and minimising the opportunity for crime. The layout has been designed to give a degree of natural surveillance and creates a distinction between public and private spaces. This definition should act as a deterrent to potential offenders and reduce the likelihood of crime occurring. The Crime Prevention Officer has been consulted on the development and has raised no objections. Advice has however been provided with regard to physical security measures. This advice has been forwarded to the applicant. In this respect, there is no objection to the principle of development.

13. Waste/Recycling Provision

- 6.56 The submitted plans illustrate that a waste and recycling vehicle can enter, turn within the site and leave within a forward gear. There is adequate space within each plot for bin provision storage. Plots 1-17 will be able to place their bins in the rear lane on collection day. The agent has confirmed that remainder of the plots 18-39 will store wheelie bins in the rear gardens as to not obstruct footpaths. On collection days tenants will be required to place their bins either within or in front of their dedicated parking space and will then return the bin to the rear garden after collection. This refuse arrangement will be enforced by the landlord. Waste services has been consulted on the proposed application and has confirmed no objections to the proposed arrangements. They have however provided standing advice with regard to bin locations on refuse collection days which would be included as an informative within the decision notice.

14. Other Matters

- 6.57 An objector has stated that the existing bin store on the site impedes access to rear parking area of No.35 Richardson Street which has no allocated parking spaces and that the previous planning approval including allocated provision for No.33 and 35 Richardson Street to the side of No.35 Richardson Street as part of Phase 2 of the student accommodation. The submitted approved plans for the phase 2 student accommodation show no dedicated parking spaces for the existing properties at No.33 and No.35 Richardson Street as the site access was to be adjacent to the gable of No.35 Richardson Street. The issue of lack of off-street parking to No.s 33

and 35 Richardson Street is therefore existing. The proposal will not result in the loss of any existing allocated parking spaces within the lane behind the back of Richardson Street as the submitted plans show the existing boundary walling is to remain. As the Highway Authority has raised no objection to the proposal and is happy with the number of parking spaces proposed it is not considered that a refusal of the application on the lack of parking spaces for two existing properties could be substantiated.

- 6.58 An objector has expressed concern that the access road development may result in structural damage to their home. In the event that structural damage were to occur in neighbouring dwellings as a consequence of any aspect of the construction phase it would be a civil matter for the developer to resolve with those persons affected outside of the planning process.
- 6.59 A condition has been added to the permission which requires each dwelling to be provided with a separate 32Amp single phase electrical supply. This would allow future occupiers to incorporate an individual electric car charging point for the property.
- 6.60 Article 8 and Article 1 Protocol 1 of the Humans Rights Act are relevant but the impact of the development in these respects will be minimal and the separate rights of the individuals under this legislation will not be prejudiced. If it was to be alleged that there was conflict it is considered not to be significant enough to warrant the refusal of permission.

Conclusion

- 6.61 The application site is located in a sustainable location, well related to existing residential areas of the city and the principle of residential development is consistent with the national requirements in the NPPF and the council's own windfall housing policy.
- 6.62 The scale, layout and design of the development is acceptable and it is considered that the development would not have a significant impact upon the living conditions of existing and future occupiers or crime.
- 6.63 Subject to suitably worded planning conditions it is considered that the character of the area can be safeguarded through an appropriate landscaping scheme and that the proposal would not raise any issues with regard to highway safety, foul and surface water drainage, biodiversity, trees/hedgerows, noise, contamination or flooding.
- 6.64 Whilst the scheme is unable to provide an affordable housing or off-site contributions to open space provision this is acceptable in this instance in the context of viability assessment submitted by the applicant and the advice contained within the NPPF to ensure viability and deliverability. On balance, having regard to the Development Plan and all other material planning considerations, the proposal is considered acceptable and the benefits of the redevelopment of a vacant brownfield site would significantly and demonstrably outweigh an lack of provision of affordable housing or contribution to open space. The application is therefore recommended for

approval.

7. Planning History

- 7.1 The most relevant planning history is as follows:
- 7.2 In 2007 Full Planning Permission was granted for engineering works in association with site remediation and to facilitate future development (reference 07/1207);
- 7.3 In 2011 Full Planning Permission was granted subject to a legal agreement for proposed student accommodation comprising 492 no.bedrooms with social hub and associated parking, access and landscaping (reference 11/0863);
- 7.4 In 2012 a discharge of condition application was granted for the discharge of conditions 3 (external finishes), 4 (hard surface details), 5 (landscaping scheme), 6 (protective fencing), 7 (method statement for works within root protection zones), 10 (construction environmental management plan), 11 (scheme to treat and remove suspended solids for surface water run off), 12 (surface water drainage), 14 (plan for the protection of species and habitats), 21 (railings to Norfolk street), 24 (details of roads, footpaths etc) and 25 (site compound, traffic management, site car parking) of previously approved permission 11/0863 (reference 12/0261);
- 7.5 In 2012 a variation of condition application was granted for variation of condition 1 (approved plans) of previously approved application 11/0863 to enable minor amendments to site layout, reduction in height to the boundary wall to Westmorland Street from 2.1 metres to 1.8 metres and changes to the student hub reducing its height from 2 storey to single storey (reference 12/0363).
- 7.6 In 2012 a discharge of conditions application was granted for the discharge of conditions 15 (foul drainage) and 18 (external lighting details) of previously approved application 11/0863 (reference 12/0436);
- 7.7 In 2012 a discharge of conditions application was granted for the discharge of conditions 16 (validation and closure report) and 20 (entry to social hub) of previously approved planning permission 11/0863 (reference 12/0691).
- 7.8 In 2012 a discharge of conditions application was granted for discharge of condition 23 (car parking management strategy) and condition 29 (restrictive parking measures) of previously approved planning permission 11/0863 (reference 12/0749); and
- 7.9 In 2017 a variation of condition application was refused for the variation of condition 2 to allow non student related temporary lets outside the academic letting period of 42 weeks, between July and September of previously approved planning permission 11/0863 (reference 17/0473).

8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form received 3rd February 2021;
2. the Site Location Plan received 3rd February 2021 (Drawing No.20/11/986-01);
3. the Proposed Site Plan received 18th May 2021 (Drawing No.20/11/986-03b);
4. the Proposed Floor Plans and Elevations received 19th April 2021 (Drawing No.20/11/986-04a);
5. the Flood Risk Assessment prepared by Citadel Homes Ltd received 3rd February 2021 (Dated 1st February 2021);
6. the Contamination Statement prepared by Citadel Homes Ltd received 3rd February 2021 (Dated 28th January 2021);
7. the Planning And Affordable Housing Statement prepared by Citadel Homes Ltd received 3rd February 2021 (Dated 1st February 2021);
8. the Sequential Test received 21st April 2021 (Ref:21/001);
9. the Soakaway Microdrainage calculations received 18th May 2021;
10. the Notice of Decision;
11. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Before any development takes place, a plan shall be submitted for the prior approval of the local planning authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

Reason: The carrying out of this development without the provision of these facilities during the construction works is likely to lead to

inconvenience and danger to road users. To support Local Transport Policies LD8.

4. Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:
- pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
 - details of proposed crossings of the highway verge;
 - retained areas for vehicle parking, maneuvering, loading and unloading for their specific purpose during the development;
 - cleaning of site entrances and the adjacent public highway;
 - details of proposed wheel washing facilities;
 - the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
 - construction vehicle routing;
 - the management of junctions to and crossings of the public highway and other public rights of way/footway;
 - Details of any proposed temporary access points (vehicular / pedestrian);

 - Details of noise mitigation measures to protect nearby residents from construction works such as storage/unloading of aggregates away from sensitive receptors, use of white noise reversing alarms, noise attenuation barriers (if required); and
 - surface water management details during the construction phase.

Reason: To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety. To support Local Transport Plan Policies: WS3, LD4.

5. No development shall commence until a construction surface water management plan and details of all pollution prevention measures during construction works have been agreed in writing with the local planning authority.

Reason: To safeguard against flooding to surrounding sites and to safeguard against pollution of surrounding watercourses and drainage systems.

6. No development shall commence until an investigation and risk assessment, (in addition to any assessment provided with the planning application), has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
- human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's Land Contamination: Risk Management (LCRM) based on 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7. No development other than that required to be carried out as part of an approved scheme of remediation shall be commenced until a detailed remediation scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) has been prepared. This is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme

works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. Prior to the commencement of any development, full details of a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion, a timetable for implementation and a restricted rate of discharge should it be agreed that infiltration is not possible) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority.

The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF, NPPG together with Policy CC5 of the Carlisle District Local Plan 2015-2030.

10. Prior to the commencement of any development full details of the proposed foul drainage methods shall be submitted to and approved in writing by the local planning authority. The foul drainage shall then be installed in accordance with the approved details.

Reason: To ensure that adequate drainage facilities are available in accordance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

11. As part of the development hereby approved, adequate infrastructure shall be installed to enable telephone services, broadband, electricity services and television services to be connected to the premises within the application site

and shall be completed prior to the occupation of the dwelling.

Reason: To establish an acceptable level of access to connectivity resources, in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

12. Prior to the occupation of any dwelling, a 32Amp single phase electrical supply shall be installed to allow future occupiers to incorporate an individual electric car charging point for the property. The approved works for any dwelling shall be implemented on site before that unit is first brought into use and retained thereafter for the lifetime of the development.

Reason: To ensure the provision of electric vehicle charging points for each dwelling, in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

13. Prior to the occupation of each dwelling hereby permitted suitable receptacles shall be provided for the collection of waste and recycling in line with the schemes available in the Carlisle District.

Reason: In accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

14. No work associated with the construction of the development hereby approved shall be carried out before 07.30 hours on weekdays and Saturdays nor after 1800 hours on weekdays and 1300 hours on Saturdays (nor at any times on Sundays or statutory holidays).

Reason: To prevent disturbance to nearby occupants in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

15. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Further guidance can be found on the Carlisle City Council website "Development of Potentially Contaminated Land and Sensitive End Uses-An Essential Guide For Developers".

Site investigations should follow the guidance in BS10175 (or updated version) "Investigation of Potentially Contaminated Sites - Code of Practice".

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those

to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

16. A landscaping scheme shall be implemented in strict accordance with a detailed proposal that has first been submitted to and approved in writing by the local planning authority. The scheme shall include details of the following where relevant (this list is not exhaustive):

- new areas of trees and shrubs to be planted including planting densities
- new groups and individual specimen trees and shrubs to be planted
- specification/age/heights of trees and shrubs to be planted
- existing trees and shrubs to be retained or removed
- any tree surgery/management works proposed in relation to retained trees and shrubs
- any remodelling of ground to facilitate the planting
- timing of the landscaping in terms of the phasing of the development
- protection, maintenance and aftercare measures

Reason: To ensure that a satisfactory landscaping scheme is implemented, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI 6 of the Carlisle District Local Plan 2015-2030.

17. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out either contemporaneously with the completion of individual plots or, in the alternative, by not later than the end of the planting and seeding season following completion of the development.

Trees, hedges and plants shown in the landscaping scheme to be retained or planted which, during the development works or a period of five years thereafter, are removed without prior written consent from the local planning authority, or die, become diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the authority may specify.

Reason: To ensure that a satisfactory landscaping scheme is implemented and maintained, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

18. Full details shall be submitted of the proposed hard surface finishes to all public and private external areas within the proposed application site (including phasing/delivery) and approved in writing by the local planning authority before their use as part of the development hereby approved. The approved development shall be carried out in strict accordance with the details approved in response to this condition.

Reason: To ensure that materials to be used are acceptable visually and harmonise with existing development, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

19. Vehicles carrying materials on and off site must be sheeted or otherwise contained, water suppression equipment should be present on site at all times and used when required, wheel wash facilities should be made available for vehicles leaving site and piles of dusty material should be covered or water suppression used.

Reason: To protect nearby residents and sensitive receptors from a statutory nuisance being caused by dust from the site. In accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

20. In accordance with dwg. no. 20/11/986-03 b) dated 17/05/21 and the email from Sam Greig Planning to Suzanne Osborne (Carlisle City Council) dated 28 June 2021, clear unobstructed access to the Little Caldew for access and maintenance purposes shall be retained for the lifetime of the development and no structures shall be erected to prevent or restrict access without the prior consent of the Local Planning Authority.

Reason: To prevent any increase in flood risk arising from a lack of access to the watercourse for maintenance and/or repair purposes.

21. The development hereby approved must proceed in strict accordance with the Flood Risk Assessment prepared by Citadel Homes (Cumbria) Ltd (Flood Risk Assessment-Application for the erection of 39 dwellings at Former Key Safety Systems Factory Site, Land to the east of 23-25 Richardson Street, Denton Holme, Carlisle dated 1st February 2021) and the mitigation measures identified.

Reason: To reduce the risk of flooding to the proposed development and future occupants as well as to prevent flooding elsewhere. In accordance with the NPPF and Policy CC4 of the Carlisle District Local Plan 2015-2030.

22. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding

and pollution.



No.	Date	Revision	Initial

ALPHA DESIGN

Architectural Services
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Architectural Technologists

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Project

RESIDENTIAL DEVELOPMENT,
RICHARDSON STREET,
DENTON HOLME,
CARLISLE

Client

CITADEL HOMES
(CUMBRIA) LTD.

Drawing

LOCATION PLAN

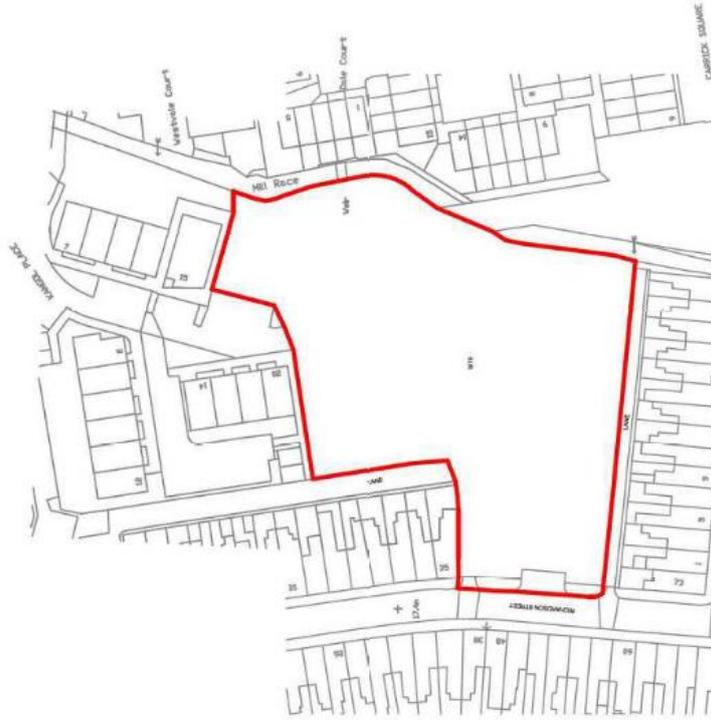
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Checked Date DEC. 2020

Drawing No.

20/11/986 - 01

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B	17/05/11	The whole system referred to in the title of this drawing is hereby approved in principle for the purposes of the proposed development.	DR
A	12/04/11	Various amendments undertaken in accordance with the comments of the planning authority.	DR
No.	Date	Revisions	Initial

ALPHA DESIGN
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Project
**RESIDENTIAL DEVELOPMENT,
 RICHARDSON STREET,
 DENTON HOLME,
 CARLISLE**

Client
**CITADEL HOMES
 (CUMBRIA) LTD.**

Drawing
PROPOSED SITE PLAN

Scale 1:500 @ A1 Drawn DR
 Checked Date DEC. 2010

Drawing No.
20/11/086 - 03 b)

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EXTERNAL MATERIALS

Roof - Russel Grampian mock-bond blue/ grey smooth concrete tiles.
 Back UPVC RW goods with Dgite style gutters.

Dwelling walls - Basrock, Calkestone Claret (A4320A) facing brickwork.
 Buff colour sandstone gills, heads & mullions.

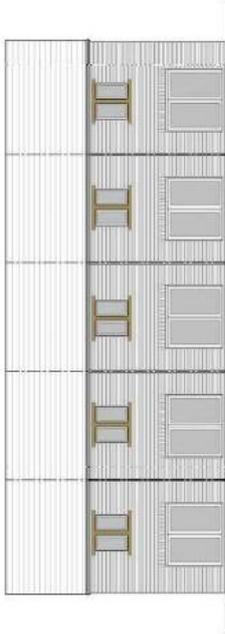
Garden walls - Basrock, Calkestone Russet with buff colour sandstone copings: 1.8m high.

Matching 1.0m high walls fronting garden. Stone is supplemented with concrete M5 railings with black painted finish.

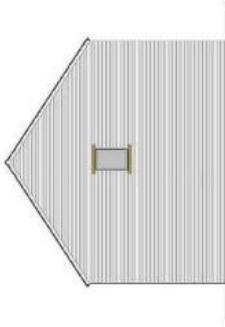
Windows - white UPVC.

Sliding doors - white UPVC.

Front entrance door - coloured composite UPVC.



REAR ELEVATION



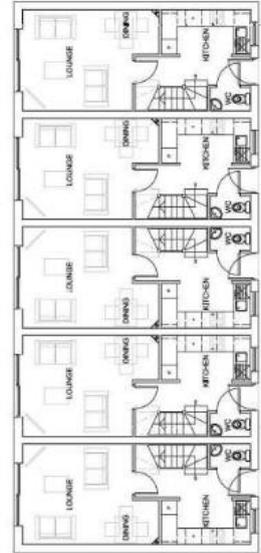
SIDE ELEVATION (STANDARD) (ON ALL OTHER GABLE ENDS).



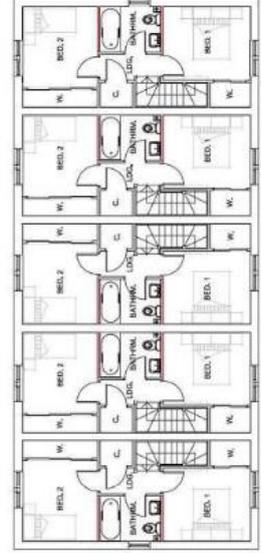
FRONT ELEVATION



SIDE ELEVATION (ENHANCED) (UNITS 1, 18, 26, 30 & 39)



GF PLAN



FF PLAN

No.	Date	Revision	Initial
A	12/06/21	Finalised drawings submitted for planning consent to city council.	GH

ALPHA DESIGN

Architectural Services
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 Architectural Technologists

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Project

RESIDENTIAL DEVELOPMENT,
 RICHARDSON STREET,
 DENTON HOLME,
 CARLISLE

Client

CITADEL HOMES
 (CUMBRIA) LTD.

Drawing

UNITS 1 TO 39 - TYPICAL
 PLANS & ELEVATIONS

Scale: 1:100 @ A1 Drawn: GB

Checked: Date: JAN, 2021

Drawing No.

20/11/2066 - 04 a)

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